

Key: 5726

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.868

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
BROWN NANCY P & DAVID B TRS OF NANCY P BROWN LIVING TRUST 15 JUDITH EVE LANE CENTERVILLE, MA 02632		27.0-42-0	190 COUNTY RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
BROWN NANCY P & DAVID B T		09/17/2013	F	100	27694-307	
BROWN NANCY P ET VIR		06/21/2013	F	100	27479-334	
BROWN NANCY P & DAVID B T		11/09/2007	F	100	22463-96	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18961	11/01/2018	3	ALT/RENO		04/25/2023	SL	100 100
13138	03/07/2013	15	INSULATE/WEA	10,192			100 100
		3	ALT/RENO	76,800			100 100

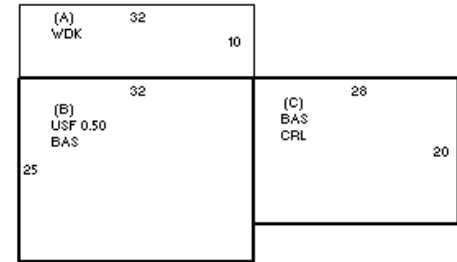
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	6	1.00	100	1.00	100	1.00	459,615	1.00	A	1.00	BEX	1.95		421,970
300	A	0.332	6	1.00	100	1.00	100	1.00	31,785	1.00	A	1.00	BEX	1.95		10,550

TOTAL	1.250 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	INCLUDES PARCELS 42.1 & 43			LAND	432,500	382,800
Infl1	AVG		BUILDING	291,600	248,700			
N_Index	AVG		DETACHED	7,000	10,700			
			OTHER	63,100	55,900			
			<b>TOTAL</b>	<b>794,200</b>	<b>698,100</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	8X18 & 16X20	464	16.85	7,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/25/2023	SL
MODEL	1		RESIDENTIAL	LIST	4/25/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/15/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1925	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	373.858															
NET AREA	1,760	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	320		23.95	7,663																	
\$NLA(RCN)	\$212	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,360	1925	210.75	286,615																	
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	400	1925	123.36	49,343																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	CRL	N	BSMT CRAWL	560		28.80	16,128																	
				FLOOR COVER	1	HARDWOOD	1.02		CPC	O	CAPE CELLAR	1		4,233.30	4,233																	
				INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 10P	1		9,875.80	9,876																	
				HEATING/COOLING	2	HOT WATER	1.02																									
				FUEL SOURCE	1	OIL	1.00																									
				USE	0		1.00																									
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>G</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	G	HEAT	A	ELECT	A	
CONDITION ELEM	CD																															
EXTERIOR	A																															
INTERIOR	A																															
KITCHEN	A																															
BATHS	G																															
HEAT	A																															
ELECT	A																															
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1997 / 25</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>22</td> <td>22 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>22</td> <td>% GD 78</td> </tr> </tbody> </table>														EFF.YR/AGE	1997 / 25		COND	22	22 %	FUNC	0		ECON	0		DEPR	22	% GD 78
EFF.YR/AGE	1997 / 25																															
COND	22	22 %																														
FUNC	0																															
ECON	0																															
DEPR	22	% GD 78																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$291,600</td> </tr> </thead> </table>														RCNLD	\$291,600													
RCNLD	\$291,600																															

Key: 5726

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.869

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BROWN NANCY P & DAVID B TRS OF NANCY P BROWN LIVING TRUST 15 JUDITH EVE LANE CENTERVILLE, MA 02632				27.0-42-0				190 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

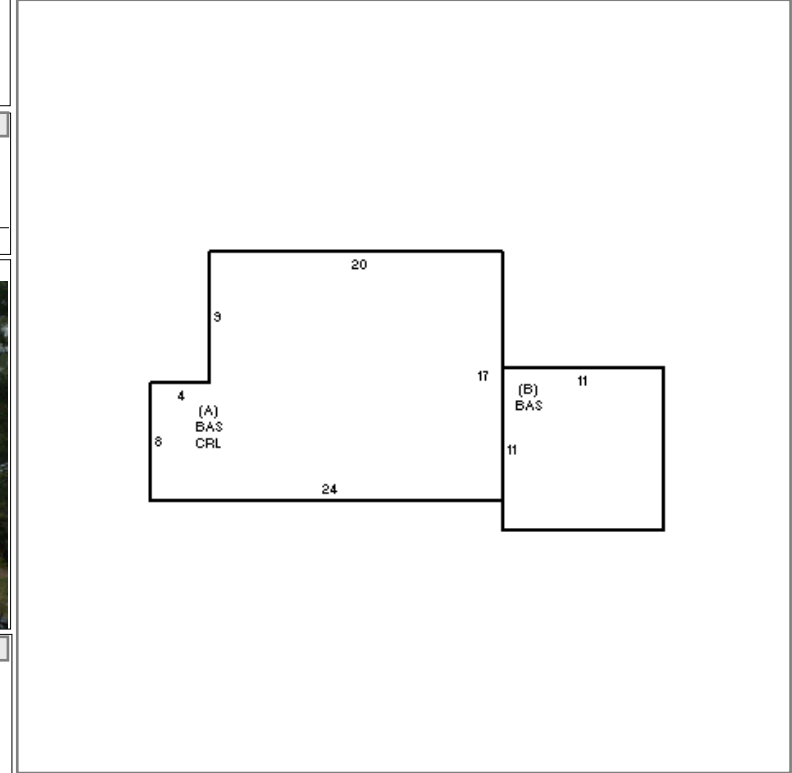
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	-------	---------	----------	-----	------	-----	----	------------	-----------

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	63,100	
Infl1		BUILDING			
N_Index		DETACHED			
TOTAL			OTHER		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/25/2023



BLDG COMMENTS
---------------

BUILDING	CD	ADJ	DESC	MEASURE	4/25/2023	SL
MODEL	1		RESIDENTIAL	LIST	4/25/2023	EST
STYLE	18	0.65	CABIN [100%]	REVIEW	4/25/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1939	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	83.077
NET AREA	493	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	372		22.27	8,284	CONDITION ELEM	CD
\$NLA(RCN)	\$169	OVERALL	0.650	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	493	1939	141.14	69,582	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	F11	O	FPL 1S 10P	1		5,211.70	5,212	INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00										KITCHEN	A
ROOMS	3	1.00	FLOOR COVER	1	HARDWOOD	1.02										BATHS	A
BEDROOMS	1	1.00	INT. FINISH	3	WOOD PANEL	0.98										HEAT	A
BATHROOMS	1	1.00	HEATING/COOLING	5	ELECTRIC BB	0.98										ELECT	A
FIXTURES	5	1.00	FUEL SOURCE	3	ELECTRIC	1.00											
GARAGE CAPACITY	0	1.00	USE	0		1.00											
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$63,100